

**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD MEETING
WEDNESDAY, NOVEMBER 19, 2014**

A Regular Meeting of the Deltona Planning and Zoning Board was held on November 19, 2014, in the 2nd Floor Conference Room located at 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman Burbank.

2. ROLL CALL:

Chairman	Tom Burbank	Present
Vice Chairman	Noble Olasimbo	Present
Member-Secretary	Wendy Hickey	Present
Member	Victor Ramos	Present
Member	Adam Walosik	Absent (Excused)
Member	Stony Sixma	Present
Member	Herb Zischkau	Absent (Unexcused)

Also present: Planning & Development Director, Chris Bowley, AICP; Planning & Development Assistant Director, Ron Paradise; Administrative Assistant, Kathrine Kyp.

3. APPROVAL OF MINUTES:

A. Minutes:

1. Meeting - August 20, 2014.
2. Meeting - September 17, 2014.

Motion by Member Olasimbo, seconded by Member Ramos to adopt the minutes of the Planning & Zoning Board Meeting of September 17, 2014 and August 20, 2014, as presented.

Motion carries unanimously.

4. PUBLIC COMMENTS: None

5. OLD BUSINESS: None

6. NEW BUSINESS:

A. CP14-001, Comprehensive Plan Amendment, amending the Future Land Use Map by changing the designation of approximately 22.8 acres from County Agricultural Resource to City Low Density Residential on parcel number, 30-18-32-00-00-0050 (Ordinance No. 29-2014).

Mr. Paradise presented a summary of the Fernanda Place Large Scale Comprehensive Plan Amendment application for parcel number, 30-18-32-00-00-0050. He explained the history associated with the property and how it correlates with the adjacent properties.

Mr. Paradise stated that staff suggests that the Planning and Zoning Board make a recommendation to the City Commission to transmit to the Florida Department of Economic Opportunity (DEO) and the Volusia County Growth Management Commission (VGMC) an amendment to change the Future Land Use Designation on the +/-22.8 acres from County Agricultural Resource to City Low Density Residential. Furthermore, staff is recommending as part of this amendment package a new policy statement be added to the text of the City Comprehensive Plan to limit gross density on the +/-22.8 acre area to two (2) dwelling units per acre.

Vice Chairman Olasimbo and staff discussed the traffic impact analysis regarding how the intersections were chosen by the consultants as to major intersections on SR415 were not included within the study. Mr. Paradise concurred stating the peer review consultant did acknowledge the absence of these facilities. The widening of Howland Boulevard was also addressed.

Chairman Burbank requested clarification on what Staff was requesting. He suggested adding the density cap to the ordinance, with the Future Land Use Policy. Discussion ensued regarding access to the property.

William E. Barfield, Esq., 225 S Westmont Ave. Suite 2040 Altamonte Springs, Florida 32714, stated that they have, under contract, the lots along the side of the right of way from, east property line to Howland Boulevard to ensure access applicable to City standards.

David Evans, Evans Engineering, 719 Irma Avenue, Orlando, FL 32803, stated that he concurred with Staff's report.

Chairman Burbank, Staff and Applicant discussed the properties surrounding the parcels associated with the application and possible annexations and enclaves, since there is an enclave next to this site.

Motion by Member Hickey, seconded by Member Olasimbo, to recommend that the City Commission transmit Ordinance No. 29-2014 changing the Future Land Use designation on the +/-22.8 acre site from Volusia County Agriculture Resource to City Low Density Residential, and proposed Future Land Use Element Policy FLU4-1.2 to the Volusia Growth Management Commission and the Florida Department of Economic Opportunity.

Motion carries unanimously.

7. DISCUSSION:

A. By the Board:

Chairman Burbank discussed the Land Development Code and what items the Planning and Zoning Board reviews in a Public Hearing. He stated that he thinks that the Board does not get to

review changes to the Zoning Ordinance, Sign Ordinance, and the Landscape Ordinance and feels that the Board should review any changes. Mr. Bowley stated that the Board is a land use policy board that does address land use policies. Section 110-1202(c)(3) was verified that the Land Development Code subsection covers review of these other elements (i.e. zoning, sign and landscaping). Member Burbank also requested an updated member contact list and a log of Member Zischkau attendance. Discussion commenced amongst board members, regarding changing the attendance requirements for the Board.

B. By the City Attorney: None.

C. By Planning & Development Staff: None.

8. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:30 p.m.

ATTEST:



Kathrine Kyp, RECORDING SECRETARY



Tom Burbank, CHAIRMAN